149.0	0007	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	737,900 / 737,900
					USE VALUE:	737,900 / 737,900
					ASSESSED:	737,900 / 737,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
349		GRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCCLURE SCOTT NATHANAEL
Owner 2:	MCCLURE MADELEINE DAY DELPHA
Owner 3:	
Street 1:	349 GRAY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	NILES JOAN M/ PERSONAL -
Owner 2:	REPRESENTATIVE FOR LILLIAN M -
Street 1:	349 GRAY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIBE

This parcel contains .103 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1924, having primarily Wood Shingle Exterior and 1780 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

Lillian M Niles

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4465.000	291,600	3,100	443,200	737,900
Total Card	0.103	291,600	3,100	443,200	737,900
Total Parcel	0.103	291,600	3,100	443,200	737,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 414.55 /Parcel: 414.55

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 98548
GIS Ref:
GIS Ref:
Insp Date: 06/15/21

!11688!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 149.0-0007-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	291,600	3100	4,465.	443,200	737,900		Year end	12/23/2021
2021	101	FV	283,000	3100	4,465.	443,200	729,300		Year End Roll	12/10/2020
2020	101	FV	283,100	3100	4,465.	443,200	729,400	729,400	Year End Roll	12/18/2019
2019	101	FV	223,200	3100	4,465.	415,500	641,800	641,800	Year End Roll	1/3/2019
2018	101	FV	223,200	3100	4,465.	343,400	569,700	569,700	Year End Roll	12/20/2017
2017	101	FV	223,200	3100	4,465.	315,800	542,100	542,100	Year End Roll	1/3/2017
2016	101	FV	223,200	3100	4,465.	288,100	514,400	514,400	Year End	1/4/2016
2015	101	FV	210,900	3100	4,465.	282,500	496,500	496,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:56:11

LAST REV

Date	Time
09/16/21	17:56:03
jorourke	

PAT ACCT. 11688

USER DEFINED

Prior Id # 1:	98548
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NILES JOAN M/ P	78394-368	1	8/3/2021	Estate/Div	828,000	No	No		
NILES RICHARD J	78009-35	1	6/14/2021	Estate/Div	10	No	No		
NILES ROBERT G	74176-77	1	2/24/2020	Convenience	10	No	No		Robert G Niles dod 4/21/2014
	11342-381		6/20/1967			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/16/2021	SQ Mailed	JO	Jenny O
6/15/2021	Measured	DGM	D Mann
4/21/2009	Inspected	189	PATRIOT
1/14/2009	Measured	372	PATRIOT
11/23/1999	Meas/Inspect	263	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4465		Sq. Ft.	Site		0	80.	1.24	9									443,160						443,200	

Total AC/HA:	0.10250	Total SF/SM:	4465	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	443,160	Spl Credit		Total:	443,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GOLD		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.23988760
Const Adj.:	0.97515047
Adj $ / SQ:	163.225
Other Features:	83000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	422604
Depreciation:	131007
Depreciated Total:	291597

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

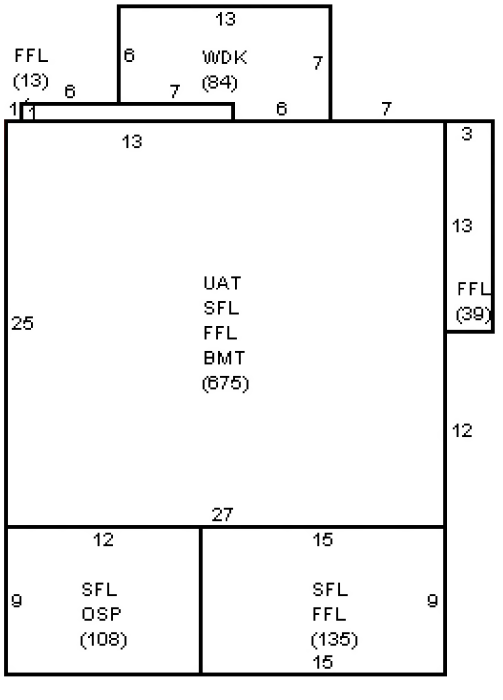
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	163.23
Special Features:	0	Val/Su Net:	103.55
Final Total:	291600	Val/Su SzAd	163.82

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	918	163.230	149,841
FFL	First Floor	862	163.230	140,700
BMT	Basement	675	48.970	33,053
UAT	Upper Attic	169	65.290	11,018
OSP	Screen Porch	108	34.090	3,681
WDK	Deck	84	15.600	1,311

Net Sketched Area:	2,816	Total:	339,604
Size Ad	1780	Gross Area	3322	FinArea	1780
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

149.0-0007-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X18	A	AV	1924	28.89	T	40	101			3,100			3,100

More:	N	Total Yard Items:	3,100	Total Special Featues:		Total:	3,100